

20 Glen Mark

EAST KILBRIDE, SOUTH LANARKSHIRE, G74 3UT



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Extended three-bedroom mid-terraced
villa in a sought-after location*



McEwan Fraser Legal is delighted to present this substantially extended three-bedroom mid-terraced villa situated within the popular St Leonards area.

THE LOUNGE



On the ground level it consists of a welcoming entrance hallway, spacious lounge, cloaks WC/ utility, family room/ fourth bedroom and kitchen with dining area.

THE KITCHEN & DINING AREA



The kitchen overlooks and leads to the rear garden via the family room and is open to the dining area, it has a range of base and wall cabinets and includes an integrated electric oven, gas hob, stainless steel extractor and has space for freestanding appliances.



THE FAMILY ROOM & THE WC





The upper level comprises three well-proportioned double bedrooms, a modern family bathroom with an electric shower over the bath and glass screen, ample storage and access to the loft.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



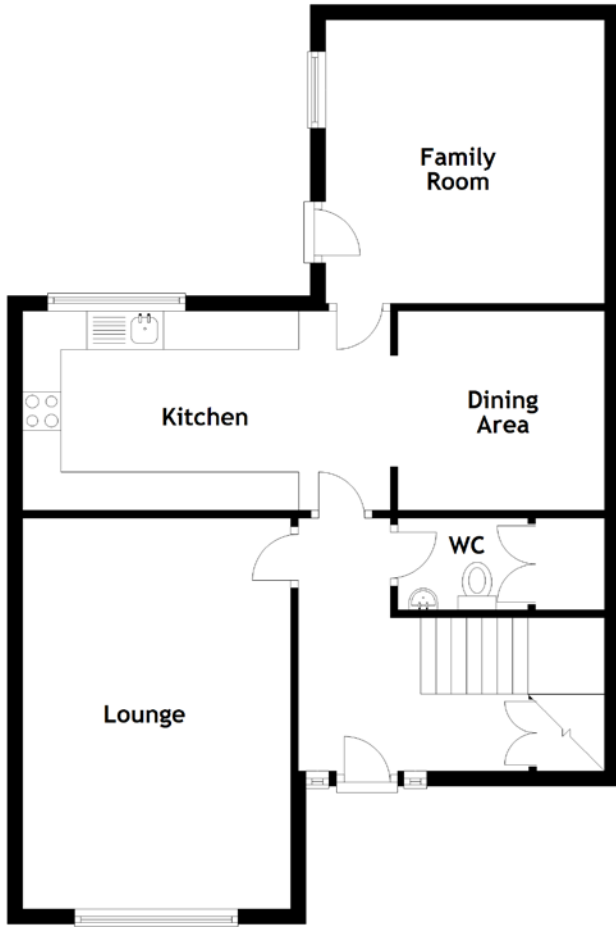
It is set within easily maintained gardens to both front and rear with an open aspect to the front and benefits from having gas central heating and UPVC double-glazing throughout. The front garden is laid to lawn with a stone paved patio. The low-maintenance rear garden is laid mainly to lawn, and has a lab patio area and planted border.

Some properties really do tick every box, this is one of them.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



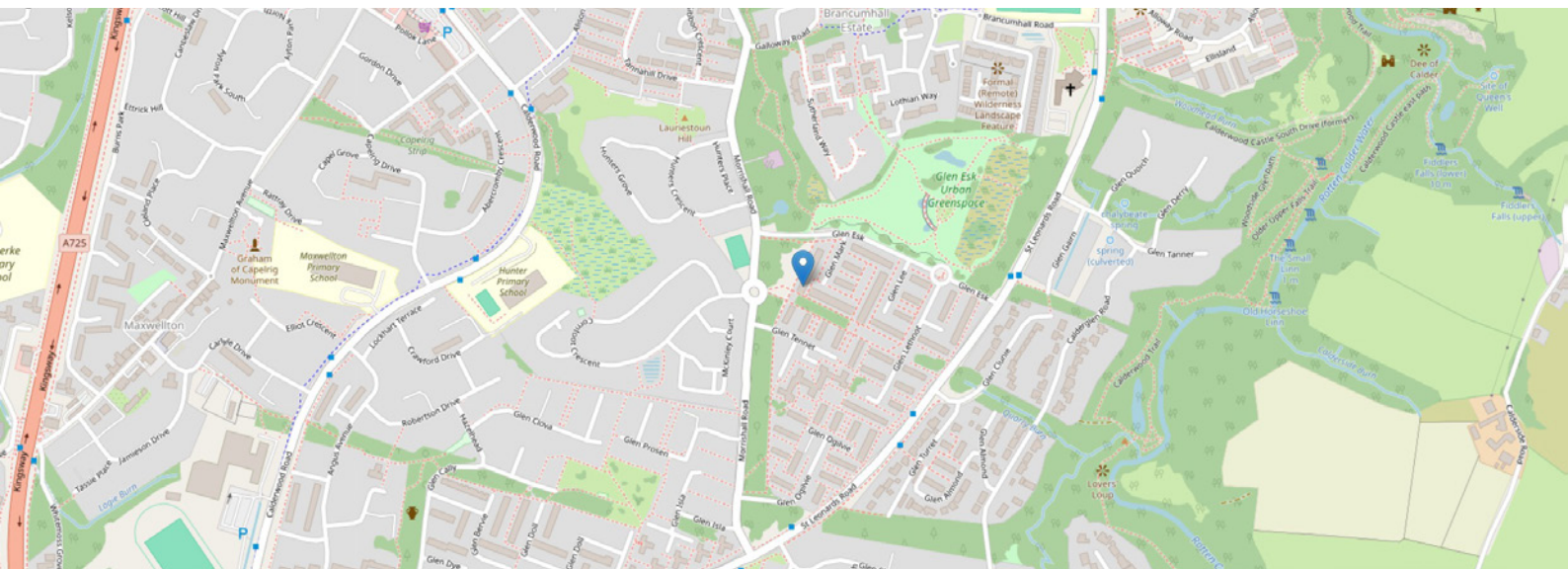
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.60m (8'6")
Dining Area	2.70m (8'10") x 2.60m (8'6")
Family Room	3.70m (12'2") x 3.45m (11'4")
WC	1.70m (5'7") x 1.20m (3'11")
Bathroom	2.50m (8'2") x 2.11m (6'11")

Bedroom 1	3.65m (12') x 3.50m (11'6")
Bedroom 2	3.95m (13') x 2.70m (8'10")
Bedroom 3	4.05m (13'4") x 2.75m (9')

Gross internal floor area (m²): 104m²
EPC Rating: C

Buyer's Premium Value: £2400.00



THE LOCATION

The property lies within the ever-popular St Leonards area of the town and is conveniently located for primary and secondary schools.





East Kilbride has an impressive range of high street shopping, entertainment, and sporting facilities all of which are easily accessible from the St Leonards area. It is conveniently located allowing easy access to transport links linking Glasgow City Centre and other destinations throughout west and central Scotland, as well as access to Central Scotland's motorway networks, making this a popular area for commuters.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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